

DAMS EXPRESS CO. SELLS 61 BROADWAY

32 Story Structure Is Taken
Over by Syndicate of Prom-
inent Operators.

89,250,000 REPORTED PAID

Realty Activity Is Well Dis-
tributed Throughout Man-
hattan and Bronx.

Ownership of the Adams Building at 61 Broadway, through to 31 to 41 Trinity place, a thirty-two story office structure, has passed from the Adams Express Company to Robert E. Dowling, Robert E. Simon, Henry Morgenthau and others. The purchase price was \$2,500,000, subject to a first mortgage of \$1,000,000 and a second mortgage of \$2,000,000.

The building has a frontage of 141 ft. in Broadway, 116 ft. in Trinity place and 25 ft. on the whole block of 61 Broadway. It was designed by the late Francis H. Kimball, architect, and has a facade of marble and light colored brick, with comparatively little ornamentation.

Mr. Dowling, who is president of the Adams Building Company, and who sold the greater part of his interest in the company some time since, now owns a half interest, the remainder being owned by Mr. Simon and Mr. Morgenthau. Mr. Dowling stated that the property was out of the market.

Last December the City Investing Company, of which Mr. Dowling is also president, sold its building at 145 Broadway to Grigori Benzon, Russian banker. The sale was the largest closed last year. The price paid was \$1,000,000.

Other Made for Skyscraper.

While no contracts have been signed since the Adams Building was sold, the Adams Building Company has been busy in the City Investing Company's building at 145 Broadway, which is being sold to Grigori Benzon, Russian banker. The sale was the largest closed last year. The price paid was \$1,000,000.

Sale Near the Park.

Pease & Elliman sold the five-story building at 2 East Sixty-seventh street, 28,100, for Felix Isman, Inc., who recently purchased the property from Henri P. Wertheim, van Housen. The latter erected the house from plans by John H. Duncan, about twelve years ago. The dwelling, which contains a squash court, is considered one of the finest of its kind in that section.

Investor Assembles Plot.

Douglas L. Elliman & Co., sold for Mrs. M. W. de Vane 131 East Seventy-fourth street, a three-story dwelling, 17,100; also for Mrs. M. W. de Vane, a similar three-story dwelling adjoining at 132. The buyer now controls a plot 24,100 sq. ft., which will eventually be improved with a single residence for his own occupancy.

Sales North of Herald Square.

H. M. Well Company resold 232 and 234 West Thirty-seventh street, two four-story buildings, 17,100; also for the same company, a five-story building, 28,100, at 41 West Thirty-sixth street, a four-story building, 28,100, to the Portmouth Realty Corporation, a subsidiary of the Metropolitan Electric Supply Company, who will occupy the store and basement.

Washington Heights Sales.

George A. Rowman sold for John F. Haase six-story apartment at 719 West 186th street, 28,100; also for the same company, a five-story building, 28,100, at 719 West 186th street, a four-story building, 28,100, to the Portmouth Realty Corporation, a subsidiary of the Metropolitan Electric Supply Company, who will occupy the store and basement.

Other Dwelling Purchases.

Frederic H. Allen of Frederick Zittel & Sons sold for Alice P. Mendelheim, represented by Earle & Calhoun, 211 West Seventy-third street, a five-story dwelling, 28,100, to a builder for alteration.

Douglas Gibbons & Co. sold for Walter Brooks of Brooks Bros. five-story dwelling at 193 East Seventeenth street, 28,100.

Douglas Gibbons & Co. and Roland Whiting Company sold 240 East Forty-ninth street, four-story dwelling, to Mrs. Schuyler Smith.

Scottish Company Sells.

Spears & Co. sold to David Zippin for the Scottish Insurance Company of Glasgow, Scotland, twelve-story lot at 684 Broadway, northeast corner of Great Jones street, through to Great Jones alley. The structure was built by the late Philip B. Smith, and is now being represented by the sellers, Arnstein & Levy represented the buyers.

Other Loft Purchases.

Thianheing Bros. Inc. sold for the County Holding Company, C. Critchfield Adams, president, the seven-story lot, 40,115 sq. ft., at 120 and 122 West Thirty-first street, to Rosenberg Holding Company. The brokers have been appointed agents of the building.

Stebbins Realty and Construction Company, Inc. sold 55 West Twenty-fourth street, a six-story lot building, 28,100, through L. J. Greenberger.

Meister Builders, Inc. resold through J. Pinkstone & Son to Joseph H. Schwartz, eight-story lot, 32,100, at 234 Bowers. This building was recently purchased by the seller.

Vigor & Feinberg sold to the Van Dever estate 103-107 Mercer street, a five-story lot, 50,100, renting for \$15,000. H. B. Davis represented the buyers.

St. Luke's Hospital has obtained from the Supreme Court permission to sell the property at 331 Broadway for \$35,000, and also the property at 424 Broadway for \$32,000, two five-story lots, each 25,100.

Other Manhattan Sales.

Folsom Bros. Inc. sold for Howard Conkling and estate of Alfred R. Conkling two five-story tenements, 50,100, at 13 and 15 Roosevelt street.

Charles M. Baldwin sold 437 Fourth avenue, between Twenty-ninth and Thirty-first streets, for Dr. John Rogers, M. D., Zaleski, tenant, occupying the store and basement.

James H. Crutcher purchased from the corporation of H. C. Colby 17 East 119th street, adjoining corner of Park avenue, a five-story lot, 28,100, through Harry Sugarman.

RENTS INCREASED BY BUILDING COSTS

Approximate Increase in Six
Years of Several Basic Struc-
tural Materials.

At the request of the Real Estate Board of New York bills have been introduced at Albany to exempt the interest from mortgages from the income tax, and to permit appeals from decisions of the Tenement House Commission to the Board of Standards and Appeals. In supporting these bills the Real Estate Board, through Edward P. Doyle, said:

"None of the measures introduced at Albany at this session ostensibly to aid tenants could, if enacted into law, benefit tenants in any way. There is a growing shortage in housing, and this shortage will not be materially decreased until there is a change in the price of labor, in the efficiency of labor, and in the cost of materials.

"Roughly speaking, an apartment costs today to build two and a half times as much as it did in 1913. The cost of a new apartment building, therefore, for each apartment two and a half times as much as the owner of an apartment built in 1913 to give him the same return on his investment. The owner of an old building, however, which has been renovated, or the purchaser of an old building at the new valuation, will likely ask two and a half times the rent received in 1913. Labor has increased 100 per cent.; lumber and materials as follows:

	1913	1919
White pine	\$4.00	\$12.00
Yellow pine	\$3.00	\$10.00
Spice	\$2.00	\$7.00
Oak	\$1.00	\$4.00
Maple	\$1.00	\$4.00
Walnut	\$1.00	\$4.00
Hardwood	\$1.00	\$4.00
Brick	\$1.00	\$4.00
Concrete	\$1.00	\$4.00
Steel	\$1.00	\$4.00
Iron	\$1.00	\$4.00
Copper	\$1.00	\$4.00
Aluminum	\$1.00	\$4.00
Lead	\$1.00	\$4.00
Flint	\$1.00	\$4.00
Granite	\$1.00	\$4.00
Marble	\$1.00	\$4.00
Onyx	\$1.00	\$4.00
Jasper	\$1.00	\$4.00
Slate	\$1.00	\$4.00
Sandstone	\$1.00	\$4.00
Limestone	\$1.00	\$4.00
Gneiss	\$1.00	\$4.00
Quartzite	\$1.00	\$4.00
Schist	\$1.00	\$4.00
Amphibolite	\$1.00	\$4.00
Diabase	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.00
Monzonite	\$1.00	\$4.00
Diorite	\$1.00	\$4.00
Gabbro	\$1.00	\$4.00
Granodiorite	\$1.00	\$4.00
Syenite	\$1.00	\$4.